

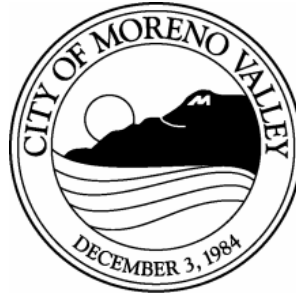
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**PLANNING COMMISSIONERS**

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Commissioner

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Commissioner

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Commissioner

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Commissioner

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# PLANNING COMMISSION AGENDA

Thursday, November 6, 2008

PLANNING COMMISSION MEETING – 7:00 P.M.

CITY OF MORENO VALLEY  
City Hall Council Chambers  
14177 Frederick Street  
Moreno Valley, California 92553

- 100 Call to Order
- 200 Roll Call
- 300 Pledge of Allegiance
- 400 Approval of Agenda
- 500 Public Advised of the Procedures to be Followed in the Meeting (on display at the rear of the room)
- 600 Comments by Any Member of the Public on Any Matter Which is Not Listed on the Agenda and Which is Within the Subject Matter Jurisdiction of the Commission

*The City of Moreno Valley complies with the Americans with Disabilities Act of 1990. If you need special assistance to participate in this meeting, please contact the City Clerk's office at (951) 413-3001 at least 48 hours prior to the meeting. The 48-hour notification will enable the City to make arrangements to ensure accessibility to this meeting.*

**700 Public Hearing Items**

**710**

**PA08-0017 Plot Plan**  
**PA08-0016 Tentative Tract Map No. 35739**

*(Continued from PC Meeting of October 9, 2008)*

Applicant: Verano Terrace LLC  
Owner: Verano Terrace LLC  
Representative: Kent Hawkins / Monique Guerrero  
Location: 25445 Sunnymead Boulevard (479-050-002)  
Proposal: Plot Plan and Tentative Tract Map to convert the existing 136-unit apartment complex to condominiums.  
Case Planner: Julia Descoteaux

Recommendation: **APPROVE** Resolution No. 2008-36 and thereby:  
1. **RECOGNIZE** that PA08-0016 (Tentative Tract Map 35739) and PA08-0017 (Plot Plan) qualifies as an exemption in accordance with CEQA Guidelines, Section 15301, Existing Facilities (k) and 15315, Minor Land Divisions; and,  
2. **APPROVE** PA08-0016 (Tentative Tract Map 35739) and PA08-0017 (Plot Plan), subject to the attached conditions of approval included as Exhibit A of the resolution.

**720**

**PA07-0060 Tentative Parcel Map No. 35956**

Applicant: Fermin Salcedo  
Owner: Fermin Salcedo  
Representative: Alex Jacques  
Location: 11965 Fouch Lane  
Proposal: Tentative Parcel Map proposes the division of a 0.67 acre lot into two parcels (0.34 and 0.33 acres in size). Future Parcel 1 has an existing single family residence. The project is within the Residential 5 (R5) Zoning District.  
Case Planner: Claudia Manrique

Recommendation: **APPROVE** Resolution No. 2008-43 and thereby:  
1. **RECOGNIZE** that PA07-0060 (Tentative Parcel Map) qualify as an exemption in accordance with CEQA Guidelines, Section 15315 (Minor Land Divisions); and,  
2. **APPROVE** PA07-0060 (Tentative Parcel Map) based on the findings contained in the resolution and subject to the conditions of approval included as Exhibit A of the resolution.

730

PA07-0165  
PA07-0166  
PA07-0167

**Tentative Parcel Map No. 35859**  
**Plot Plan (Industrial Warehouse Building – 702,868 sq. ft.)**  
**Plot Plan (Industrial Warehouse Building – 181,031 sq. ft.)**

Applicant: First Industrial Realty Trust, Inc.  
Owner: First Industrial, LP.  
Representative: Webb Associates, Inc.  
Location: North of Nandina Avenue, south of San Michele Road, east of Knox Street, and west of Perris Boulevard.  
Proposal: Establishment of two industrial warehouse buildings on approximately 40 acres. The subject plot plan applications propose two buildings, the larger of two would extend between San Michele Road and Nandina Avenue, east of Knox Street, and the smaller of two would be situated at the northwest corner of the intersection of Perris Boulevard and Nandina Avenue. The project includes street improvements on Nandina Avenue, Perris Boulevard and San Michele Road. Proposed improvements to Knox Street maintain existing access from Nandina Avenue to the industrial facility located on the west side of the street and terminate the street in a cul-de-sac approximately 830 feet north of Nandina Avenue. The project also includes regional storm drain improvements on Nandina Avenue (from Knox Street to Perris Boulevard) and on Perris Boulevard (from San Michele Road to approximately 700 feet south of Nandina Avenue). Tentative Parcel Map 35859 proposes consolidation of the 10 existing parcels into two, creating an approximately 29-acre parcel for the larger building and an approximately 8-acre parcel for the smaller building.  
Case Planner: Kathleen Dale  
Recommendation: **APPROVE** Resolution No. 2008-40, and thereby:  
1. **ADOPT** a Mitigated Negative Declaration and Mitigation Monitoring Program for PA07-0165 (Tentative Parcel map 35859), PA07-0166 (Plot Plan), and PA07-0167 (Plot Plan) in that this project, as designed and conditioned, will not result in significant environmental impacts; and,  
2. **APPROVE** PA07-0165 (Tentative Parcel Map 35859), PA07-0166 (Plot Plan), and PA07-0167 (Plot Plan), subject to the conditions of approval included as Exhibit A of the resolution.

740

PA08-0071  
P08-089

**General Plan Amendment**  
**Specific Plan Amendment**

Applicant: Erik and Karen Nielsen  
Owner: Erik and Karen Nielsen  
Representative: Erik and Karen Nielsen

Location: 12411, 12425, 12437 and 12449 Loraine Ter (west of Heacock Street).

Proposal: Specific Plan Amendment and General Plan Amendment changing the land use of four parcels from Community Commercial (CC) to Village Office Residential (VOR) within the Village Specific Plan (SP 204). All four parcels have existing single-family residences.

Case Planner: Claudia Manrique

Recommendation: **APPROVE** Resolution No. 2008-44, and thereby:

1. **RECOMMEND** that the City Council recognize that PA08-0071 (General Plan Amendment) and P08-089 (Specific Plan Amendment) qualify as exemptions in accordance with CEQA Guidelines, Section 15305 (Minor Alterations in Land Use Limitation); and,
2. **RECOMMEND** that the City Council approve for PA08-0071 (General Plan Amendment) and P08-089 (Specific Plan Amendment).

**750**

**PA08-0086 Conditional Use Permit**

Applicant: Herron & Rumansoff Architects  
Owner: John Taylor  
Representative: Russell P. Rumansoff  
Location: Northeast corner of Alessandro Boulevard and Indian Street.  
Proposal: A 1,728 sq. ft. "Sonic" drive-in restaurant with a drive-thru. Sonic provides a drive-in restaurant with car hop service to your vehicle, an outdoor seating area and drive-thru service. The project is located in the Neighborhood Commercial (NC) Zone.

Case Planner: Julia Descoteaux

Recommendation: **APPROVE** Resolution No. 2008-45 and thereby:

1. **RECOGNIZE** that PA08-0086 (Conditional Use Permit) qualifies as an exemption in accordance with CEQA Guidelines, Section 15332 (In-Fill Development Projects); and,
2. **APPROVE** PA08-0086 (Conditional Use Permit) subject to the attached conditions of approval included as Exhibit A.

**800** Other Business

**810** Approval of Minutes  
**September 25, 2008**

**820** Staff Comments

**900** Commissioners Comments

**1000** Adjournment